



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

## SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: July 28, 2021

File No.: 2021-173 SPF-SPR-CL2

Application Type: Class II Site Plan Modification

### General Data:

Owner: Richard M Cohen

Agent: Jose Torres; CSA Architects

Location: 390 SE 2<sup>nd</sup> Avenue

PCN: 12-43-46-16-01-080-0140

Property Size: 0.31 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District) Railroad Corridor Sub-district

### Adjacent Zoning:

- North: CBD
- South: R-1-A (Single Family Residential)
- East: CBD
- West: Railroad
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Existing Land Use: Warehouse/Distribution

Proposed Land Use: Storage and Office



### Item before the Board:

The action before the Board is the consideration of a Class II Site Plan Modification for 390 SE 2<sup>nd</sup> Avenue associated with a

- Site Plan
- Landscape Plan
- Architectural Elevations

### Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class II Site Plan Modification, Landscape Plan, and Architectural Elevations (2021-173) for **390 SE 2<sup>nd</sup> Avenue** as amended, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. Move denial of the Class II Site Plan Modification, Landscape Plan, and Architectural Elevations (2021-173) for **390 Se 2<sup>nd</sup> Avenue** as amended, by adopting the findings of fact and law contained in the staff report and finding that the request is not consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

### Project Planner:

Jennifer Buce  
buce@mydelraybeach.com  
561-243-7138

### Review Dates:

July 28, 2021

### Attachments:

1. Site Plan
2. Elevations
3. Landscape Plan



**Notes:**

1. The four Eagleston Holly are proposed at a 12 ft height with a six-foot spread. Pursuant to LDR 4.6.16(E)(5), Tree species shall be a minimum of 16 feet in overall height at the time of planting, with a minimum of six feet of single trunk with eight feet of clear trunk, and a seven-foot spread of canopy. The Landscape Reviewer recommends that the applicant consider replacing the Eagleston Holly with Seagrape or Greenwood Buttonwood as an acceptable native alternative with sufficient canopy spread. This change will be made at certification.
2. That Engineering be addressed accordingly during building permit.

**Background:**

The property is located on the west side of SE 2nd Avenue north of SE 4<sup>th</sup> St in the Central Business District (CBD) in the Railroad Corridor Sub-district. The property consists of 0.37 acres and is known as TOWN OF DELRAY S 150 FT of RY BLK 80.

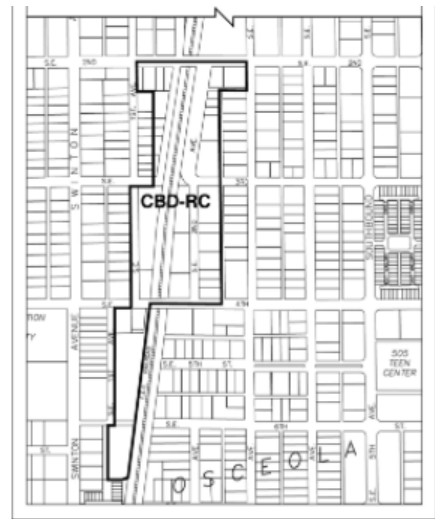
The property was built in 1956 and was used for automotive repair and most recently for warehouse, distribution, and fabrication.

Now before the board is a Class II Site Plan Modification for the Storage of Art and an office. New parking, perimeter fence, slide gate and landscaping is proposed as well as minor architectural changes and new painting to the building. Therefore, Store front requirements are not required with this application. There are existing non-conformities that exist on the site. The applicant is maintaining the existing non-conformities or decreasing the nonconformities with the proposed changes.

**The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.**

**Pursuant to LDR 4.4.13(A)(4)**

Railroad Corridor Sub-district. The Railroad Corridor Sub-district regulations are intended to allow for development of light industrial type and mixed commercial and nonresidential uses on properties that are in the downtown area but are also in close proximity to the FEC Railway. The purpose of the area is to recognize the long-standing light industrial character of this railroad corridor; to provide for the upgrading and expansion of existing uses when appropriate; and to enhance the economic growth of the CBD by providing additional employment opportunities in the downtown area. This Sub-district is comprised of two nodes, one in northern part of the CBD and one in the southern part of the CBD. The project is in the southern part of the Central Business District. The intended use is to store art and have an office use which is a principal use in the CBD Railroad Corridor pursuant to Table 4.4.13(A) (Wholesaling, Storage and Distribution). The applicant has two other satellite office north in Jupiter and south in Broward County that serves as their galleries where the art is displayed and sold.



**Dimensional Requirements CBD Railroad Corridor (Table 4.4.13(C))**

	<b>Required</b>	<b>Provided</b>
Lot Width	20 Ft. Min.	78.12' and 151.57'
Lot Area	2,000 SF	13,408 SF
Front Setback	10ft/15 ft max	11 ft 6 inches SE 4 <sup>th</sup> St /9'8" *inches SE 2 <sup>nd</sup> Ave
Side Setback	0 ft. or 5 ft min	.03 ft north/16 ft 1 inch* Railroad side
Rear Setback	10 ft	N/A
Alley setback	N/A	N/A

\*Existing non-conformities



**CBD Parking Requirements**

Pursuant to LDR Section 4.4.13(1)(2)(a), Minimum Number of off-street parking spaces: The minimum number of parking spaces required in Section 4.6.9(C) "Number of Parking Spaces Required" is modified by this section for use in the CBD; Table 4.4.13(L) identifies the minimum number of off-street parking spaces required per use and location. Medical Offices, call centers, and any other uses not listed in the table shall use the requirements in Section 4.6.9(C). The proposed use is storage and office, therefore is calculated by 4.6.9(C)(2)(5)(a) **General Industrial Uses** (manufacturing, assembly, attendant offices) shall provide parking at the rate of three spaces per 1,000 square feet of gross floor area devoted to such uses. In addition, 1 space shall be provided for each 1,000 square feet of gross floor area devoted to storage and warehouse use. There are five existing nonconforming backout spaces on site. The applicant is restriping the backout spaces and proposing four including one handicap space. The entire storage area did not have existing marked parking spaces, which are proposed at six additional stripped spaces. According to the below chart seven spaces are required and nine have been provided.

USE	Parking Requirement	SF	Parking Spaces Required
Storage/Warehouse	1/1,000	5,000 SF	5 Spaces
Office	3/1,000	700 SF	2 Spaces
Project Requirement			7 Spaces
Provided on Site			9 Spaces

**Refuse Enclosure:**

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public rights-of-way. The proposed roll out cans are enclosed within the warehouse on the southside.

**Lighting**

Pursuant to LDR Section 4.6.8 (A)(3) table 2, Photometric requirement, on-site lighting must be provided and be consistent with the minimum and maximum foot-candle illumination level requirements. The proposed lighting meets the requirement of a Commercial or Industrial parking lot of 1.0 to 12.0 ft-candles.

**Stacking**

Pursuant to LDR Section 4.6.9(D)(4)(b)(ii) For commercial uses, a minimum stacking distance of 20 feet from the ultimate right-of-way if the access gate or barrier remains open at all times during business hours. This is an existing non-conformity on site. The swinging chain link gate is being replaced by a sliding gate that will remain closed when the owners are not at the site.

**Landscape Analysis:**

Pursuant to LDR 4.6.16 Landscape Regulations; a landscape plan has been provided and reviewed. The proposed landscaping consists of three Verawood and four Eagleston Holly. The four Eagleston Holly are proposed at a 12 ft height with a six-foot spread. Pursuant to LDR 4.6.16(E)(5), Tree species shall be a minimum of 16 feet in overall height at the time of planting, with a minimum of six feet of single trunk with eight feet of clear trunk, and a seven-foot spread of canopy. The Landscape Reviewer recommends that the applicant consider replacing the Eagleston Holly with Seagrape or Greenwood Buttonwood as an acceptable native alternative with sufficient canopy spread. The applicant has acknowledged the comment and a note is made as part of the approval.

The shrubs and groundcover consist of Horizontal Cocoplum, Liriope, Ixora, Nora Grant, Yaupon Holly, Podocarpus Hedge, mulch, and St. Augustine Palmetto. Pursuant to LDR 4.6.16(H)(3)(j) each row of parking spaces shall be terminated by landscape islands with dimensions as indicated above in section (i) which is 135 Sq feet of planting area with a minimum distance of nine feet; however, properties within the Central Business District may reduce the island to seven feet and 105 Sq feet of planting area. The applicant reduced the proposed parking to provide the landscape islands which all meet the intent of the code. In addition, the landscaping provided is also reducing an existing nonconformity on site.

**Architectural Elevations Analysis**

Pursuant to LDR Section 4.4.13(F), the CBD has seven permitted architectural styles, which are described and illustrated in the Central Business District Architectural Design Guidelines. Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.



1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevation changes consist of a new paint finish with the walls in Argos, the fascia in Pure White, the Door frames and windows in a Dark Bronze and the trim and shutters in Cityscape, Positive Red and Pure White. The building will remain the same with minor changes such as new glass in the openings on the west and south elevation. A new aluminum six-foot fence will replace the existing chain link around the property. The improvements to the site will enhance the economic growth to the Railroad Corridor and help revitalize the area.